

# Attachment A

## 4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES)

### SETBACKS<sup>4,31</sup>

**Guidelines for R-10 and R-14:** Building setbacks shall ensure separation of homes and private spaces while allowing high density. Visual functional continuity shall be maintained between housing units through similar setbacks and/or landscape buffers. Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant trees or tree clusters to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard be reduced to 50% or more of the required setback.

### Minimum Front Yard<sup>6</sup>

RC and R-1	30 ft.
R-4	30 ft. <sup>12,13</sup> except for small lot clusters <sup>10</sup> where R-8 standards shall apply. <b>Unit with Alley Access Garage:</b> The front yard setback of the primary structure may be reduced to 20 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.
R-8	15 ft. <b>Unit with Alley Access Garage:</b> The front yard setback of the primary structure may be reduced to 10 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.
R-10 and R-14	<b>10 ft.<sup>21</sup>, except garage/carport setback which shall be 15 ft. On a Residential Access Street:</b> 8 ft. to building, 5 ft. to porch, or 7 ft. to a stoop. There shall be an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway. <b>On a Limited Residential Access Street:</b> 0 ft. to building, 5 ft. to porch, or 7 ft. to a stoop. There shall be an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway. <b>On a Pedestrian Easement or Common Open Space:</b> 4 ft. to the building, or 1 ft. to porch or stoop.
RM	<b>"U" suffix:</b> 5 ft. <sup>(18,19)</sup> <b>"T" suffix:</b> 5 ft. <b>"F" suffix:</b> 20 ft.

### Minimum Side Yard

RC	25 ft.
R-1	15 ft.
R-4	15 combined ft. <sup>12, 13</sup> is allowed with a minimum of 5 ft. for any side yard. 5 ft. is allowed in small lot clusters. <sup>10</sup>
R-8	5 ft.
R-10 and R-14	<b>Detached Units:</b> 4 ft., except when located on a corner lot, then 8 ft. with an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway. <b>Attached Units:</b> 4 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s). <sup>23</sup>

		<b>Minimum Side Yard (continued)</b>
	RM	<p><b>“T” suffix – Attached Units:</b> A minimum of 3 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s).</p> <p><b>Standard Minimum Setbacks for all other suffixes:</b> Minimum setbacks for side yards:<sup>24</sup></p> <p>Lot width: less than or equal to 50 ft. – Yard setback: 5 ft.</p> <p>Lot width: 50.1 to 60 ft. – Yard setback: 6 ft.</p> <p>Lot width: 60.1 to 70 ft. – Yard setback: 7 ft.</p> <p>Lot width: 70.1 to 80 ft. – Yard setback: 8 ft.</p> <p>Lot width: 80.1 to 90 ft. – Yard setback: 9 ft.</p> <p>Lot width: 90.1 to 100 ft. – Yard setback: 10 ft.</p> <p>Lot width: 100.1 to 110 ft. – Yard setback: 11 ft.</p> <p>Lot width: 110.1+ ft. – Yard setback: 12 ft.</p> <p><b>Additional setbacks for structures greater than 30 ft. in elevation:</b> The entire structure shall be set back an additional 1 ft. for each 10 ft. in excess of 30 ft. to a maximum cumulative setback of 20 ft.</p> <p><b>Additional setbacks for lots abutting Single Family Residential Zones RC, R-1, R-4, R-8, and R-10:</b> 25 ft. along the abutting side(s) of the property.</p>
		<b>Side Yard Along a Street</b>
	RC	30 ft. <sup>7</sup>
	R-1	20 ft. <sup>7</sup>
	R-4	20 ft. <sup>12, 13</sup> , except 15 ft. is allowed in small lot clusters. <sup>10</sup>
	R-8	15 ft. <sup>7</sup> for the primary structure
	R-10 and R-14	n/a <b><u>10 ft. except garage/carport setbacks which shall be 15 ft.</u></b>
	RM	<p><b>“U” and “T” suffixes and on all previously existing platted lots which are 50 ft. or less in width:</b> 10 ft.</p> <p><b>All other suffixes with lots over 50 ft. in width:</b> 20 ft.</p>
		<b>Minimum Rear Yard</b>
	RC	35 ft.
	R-1	25 ft.
	R-4	25 ft. <sup>13</sup> , except 20 ft. is allowed in small lot clusters. <sup>10</sup>
	R-8	20 ft.
	R-10 and R-14	12 ft. <sup>21</sup> , <del>except when rear yard is abutting a common open space, then 4 ft.</del>
	RM	<p><b>“U” suffix:</b> 5 ft.,<sup>18,19</sup> unless lot abuts an RC, R-1, R-4, R-8, or R-10 zone, then 25 ft.</p> <p><b>“T” suffix:</b> 5 ft.</p> <p><b>“F” suffix:</b> 15 ft.</p>

## 4-2-110D

### CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL ZONING DESIGNATIONS

1.a. Phasing, shadow platting, or land reserves may be used to satisfy the minimum density requirements if the applicant can demonstrate that the current development would not preclude the provision of adequate access and infrastructure to future development and would allow for the eventual satisfaction of minimum density requirements through future development. Within the Urban Center, surface parking may be considered a land reserve.

b. In the event the applicant can show that minimum density cannot be achieved due to lot configuration, lack of access, environmental or physical constraints, minimum density requirements may be waived by the Reviewing Official.

2. Use-related provisions are not variable. Use-related provisions that are not eligible for a variance include: building size, units per structure/lot, or densities. Unless bonus size or density provisions are specifically authorized, the modification of building size, units per structure, or densities requires a legislative change in the code provisions and/or a Comprehensive Plan amendment/rezone.

3. Within designated urban separators, clustering is required; individual lots shall not be less than ten thousand (10,000) square feet and development shall be consistent with RMC [4-3-110](#), Urban Separator Overlay Regulations. Outside of designated urban separators, clustering may be allowed in order to meet objectives such as preserving significant natural features, providing neighborhood open space, or facilitating the provision of sewer service. The maximum net density shall not be exceeded; except within urban separators a density bonus may be granted allowing the total density to achieve one dwelling unit per gross contiguous acre. In order for the bonus to be allowed, projects must provide native vegetation cover (either existing or new) on sixty five percent (65%) of the gross area of all parcels in the land use action, including both the area within and outside the open space corridor. In addition, projects shall provide at least one of the following:

a. Enhancement of wetlands at a ratio of one-half (1/2) acre enhanced for one acre delineated within the urban separator pursuant to RMC [4-3-050](#)M12b, Evaluation Criteria, and RMC [4-3-050](#)M12c, Wetlands Chosen for Enhancement. Enhancement proposed for a density bonus may not also be used for a mitigation for other wetland alterations; or

b. The removal of and/or bringing into conformance with Renton standards of legal nonconforming uses from the site; or

c. Natural surface pedestrian trails with public access. The trails can be part of an adopted trail system or, where there is no planned trail system, of a configuration approved by the Administrator of the Department of Community and Economic Development or designee. In the absence of either wetlands or legal nonconforming uses on the site, public access and trails shall be provided and approved by the Administrator of the Department of Community and Economic Development or designee.

#### 4. Allowed Projections into Setbacks:

**a. Fireplace Structures, Windows:** Fireplace structures, bay or garden windows, enclosed stair landings, and similar structures as determined by the Zoning Administrator may project twenty four inches (24") into any setback; provided, such projections are:

- (i) Limited to two (2) per facade.
- (ii) Not wider than ten feet (10').

**b. Fences, Rockeries, and Retaining Walls:** Fences, rockeries, and retaining walls with a height of forty eight inches (48") or less may be constructed within any required setback; provided, that they are located outside of the twenty-foot (20') clear vision area specified in RMC [4-11-030](#), definition of "clear vision area."

**c. Steps and Decks:** Uncovered steps and decks not exceeding eighteen inches (18") above the finished grade may project to any property line. Uncovered steps and decks having no roof covering and not exceeding forty two inches (42") high may be built within the front yard setback.

**d. Eaves:** Eaves and cornices may project up to twenty four inches (24") into any required setback.

**e. Porches and Stoops:** May project into front setbacks up to eight feet (8') and into side setbacks along a street up to five feet (5').

5. In order to be considered detached, a structure must be sited a minimum of six feet (6') from any residential structure.

6. A front yard setback of less than typically allowed is permitted if equal to or greater than the average of the front yard setback of the existing, abutting primary structures; however, in no case shall a minimum setback of less than twenty feet (20') be allowed for garages which access from the front yard street(s).

7. For pre-existing legal lots having less than the minimum lot width required by this Section, the following chart shall apply for determining the required minimum side yard width along a street:

WIDTH OF EXISTING, LEGAL LOT	MINIMUM SIDE YARD WIDTH ALONG A STREET
<b>RC ZONE</b>	
150 feet or less	25 ft.
<b>R-1 ZONE</b>	
Less than or equal to 50 ft.	10 ft.
50.1 to 51 ft.	11 ft.
51.1 to 52 ft.	12 ft.
52.1 to 53 ft.	13 ft.
53.1 to 54 ft.	14 ft.
54.1 to 55 ft.	15 ft.
55.1 to 56 ft.	16 ft.
56.1 to 57 ft.	17 ft.

57.1 to 58 ft.	18 ft.
58.1 to 59 ft.	19 ft.
59.1 and greater	20 ft.
<b>R-4 or R-8 ZONE</b>	
Less than or equal to 50 ft.	10 ft.
50.1 to 52 ft.	11 ft.
52.1 to 54 ft.	12 ft.
54.1 to 56 ft.	13 ft.
56.1 to 58 ft.	14 ft.
58.1 or greater	15 ft.

8. In no case shall building height exceed the maximum allowed by the Airport Related Height and Use Restrictions, for uses located within the Federal Aviation Administration Airport Zones designated under RMC [4-3-020](#).

9. Public facilities are allowed the following height bonus:

a. Water towers/reservoirs are permitted up to a maximum height of one hundred seventy five feet (175') to the highest point of the reservoir.

b. Water treatment facilities and pump stations are allowed up to fifty feet (50') subject to site plan review. The Reviewing Official may modify setback standards to increase setbacks as part of the site plan review approval.

c. Public utility facilities exceeding 50 feet (50') in height shall be treated with public art consistent with RMC [4-9-160](#). Such public art shall be eligible for one percent (1%) for art funding and shall be reviewed by the Renton Municipal Arts Commission.

d. Structures on Public Suffix (P) properties are permitted an additional fifteen feet (15') in height above that otherwise permitted in the zone if "pitched roofs," as defined herein, are used for at least sixty percent (60%) or more of the roof surface of both primary and accessory structures.

In addition, the height of a publicly owned structure may be increased as follows:

i. When abutting a public street, one additional foot of height for each additional one and one-half feet (1-1/2') of perimeter building setback beyond the minimum street setback required; or

ii. When abutting a common property line, one additional foot (1') of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line.

10. Small lot clusters of up to a maximum of fifty (50) lots shall be allowed within the R-4 zone, when at least thirty percent (30%) of the site is permanently set aside as "significant open space." Such open space shall be situated to act as a visual buffer between small lot clusters and other development in the zone. The percentage of open space required may be reduced by the reviewing official to twenty percent (20%) of the site when:

- a. Public access is provided to open space; and
- b. Soft surface trails are provided within wetland buffers; and
- c. Storm water ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation.

All portions of a site that are not dedicated to platted single family lots or a dedicated right-of-way shall be set in a separate tract and/or tracts to preserve existing viable stands of trees or other native vegetation. The tract may also be used as a receiving area for tree replacement requirements in accordance with RMC [4-4-130H](#).

Such tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity.

Such tracts may be included in contiguous open space for the purposes of qualifying for small lot clustered development.

Where trees are removed, they shall be replaced in accordance with RMC [4-4-130H](#).

11. Lot size, width, and depth may be reduced by the Reviewing Official when, due to lot configuration or access, four (4) dwelling units per net acre cannot be achieved. The reduction shall be the minimum needed to allow four (4) dwelling units per net acre and shall be limited to the following minimum dimensions:

Lot size – seven thousand two hundred (7,200) sq. ft.

Lot width – sixty feet (60').

Lot depth – seventy feet (70').

12. When lot size is reduced for the purpose of achieving maximum density, setbacks may also be reduced by the Reviewing Official. Setback reductions shall be limited to the following:

Front – twenty feet (20').

Side yard along a street – fifteen feet (15') primary structure, twenty feet (20') attached garage with access from the side yard.

Side – Minimum side yard combined setback – fifteen feet (15').

Minimum for one yard – five feet (5').

13. For properties vested with a complete plat application prior to November 10, 2004, and for the Mosier II, Maplewood East and Anthone annexation areas, the following standards apply. Vested plats must be developed within five (5) years of preliminary plat approval and/or annexation.

Maximum density – five (5) dwelling units per net acre.

Minimum lot size – seven thousand two hundred (7,200) sq. ft.

Minimum lot width – sixty feet (60') for interior lots, seventy feet (70') for corner lots.

Minimum lot depth – seventy feet (70').

Minimum front yard – fifteen feet (15') for the primary structure, twenty feet (20') for an attached or detached garage. For a unit with alley access garage, the front yard setback for the primary structure may be reduced to ten feet (10') if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.

Minimum side yard along a street – fifteen feet (15').

Minimum side yard – five feet (5').

Minimum rear yard – twenty five feet (25').

14. For plats that create lots of a size large enough to allow future division under current lot size minimums and allow the potential to exceed current density maximums, covenants shall be filed as part of the final plat requiring that future division of those lots in question must be consistent with the maximum density requirements as measured within the plat as a whole as of the time of future division, as well as the general lot size and dimension minimums then in effect.

15. Accessory dwelling units shall not be included in density calculations.

16.The square foot calculation shall not include porches, exterior stairs, or garages.

17.The lot coverage of accessory dwelling units shall not be calculated towards maximum building/lot coverage.

18.Front and rear setbacks in the RM-U Zone may be reduced to zero feet (0') by the Reviewing Official during the site development plan review process provided the applicant demonstrates that the project will provide a compensatory amenity such as an entryway courtyard, private balconies or enhanced landscaping.

19.If the structure located in the RM-U Zone exceeds forty feet (40') in height, a fifteen foot (15') front setback from the property line shall be required of all portions of the structure which exceed forty feet (40'). This requirement may be modified by the Reviewing Official during the site development plan review process to a uniform five foot (5') front setback for the entire structure; provided, that the structure provides a textured or varied facade (e.g., multiple setbacks, brickwork and/or ornamentation) and consideration of the pedestrian environment (e.g., extra sidewalk width, canopies, enhanced landscaping).

20.In the 'F' District, an additional ten feet (10') height for a residential dwelling structure may be obtained through the provision of additional amenities such as pitched roofs, additional recreation facilities, underground parking, and additional landscaped open space areas; as determined through the site development plan review process and depending on the compatibility of the proposed buildings with adjacent existing residential development. In no case shall the height of a residential structure exceed forty five feet (45').

21.~~Reserved.~~ Provided that, in those cases where this yard abuts common open space, this setback is reduced to 4 feet.

22.Reserved.

23.Setbacks shall be measured consistent with the “yard requirement” in chapter [4-11](#) RMC, except in the case of “shadow lots,” setbacks shall be measured from the “shadow lot lines” in the same manner as a conventionally subdivided lot.

24.For self storage uses, rear and side yard setbacks shall comply with the Commercial Arterial Zone (CA) development regulations in RMC [4-2-120A](#), Development Standards for Commercial Zoning Designations.

25.Reserved.

26.Density bonus may allow up to one hundred (100) dwelling units per acre within the RM-U Zone located within the Urban Center Design Overlay and north of South 2nd Street pursuant to requirements in the RMC [4-9-065](#).

27.Minimum density requirements shall not apply to the renovation or conversion of an existing structure.

28. In order to meet the variation requirements of RMC [4-2-115](#), lot dimensions and setbacks are allowed to be decreased and/or increased; provided, that when averaged the applicable lots standards of the zone are met.